066.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	785,400 / 785,400
					USE VALUE:	785,400 / 785,400
					ASSESSED:	785,400 / 785,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		EDGEHILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WAGNER CARL A
Owner 2:	
Owner 3:	
Street 1:	30 EDGEHILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KNOX STEVEN J -
Owner 2:	-
Street 1:	30 EDGEHILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,760 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1426 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5760.000	365,600	4,800	415,000	785,400
Total Card	0.132	365,600	4,800	415,000	785,400
Total Parcel	0.132	365,600	4,800	415,000	785,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 550.77 | /Parcel: 550.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42046

GIS Ref

GIS Ref

Insp Date 11/09/18

!5643!

PREVIOUS ASSESSMENT

Parcel ID 066.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	365,700	4800	5,760.	415,000	785,500	785,500	Year End Roll	12/18/2019
2019	101	FV	288,200	4800	5,760.	385,300	678,300	678,300	Year End Roll	1/3/2019
2018	101	FV	288,200	4800	5,760.	385,300	678,300	678,300	Year End Roll	12/20/2017
2017	101	FV	288,200	4800	5,760.	337,900	630,900	630,900	Year End Roll	1/3/2017
2016	101	FV	288,200	4800	5,760.	308,300	601,300	601,300	Year End	1/4/2016
2015	101	FV	281,200	4800	5,760.	272,700	558,700	558,700	Year End Roll	12/11/2014
2014	101	FV	281,200	4800	5,760.	257,900	543,900	543,900	Year End Roll	12/16/2013
2013	101	FV	281,200	4800	5,760.	245,400	531,400	531,400		12/13/2012

PRINT

Date	Time
12/10/20	20:30:11

LAST REV

Date	Time
10/10/19	13:26:58

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5643

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KNOX STEVEN J	49198-144		3/29/2007		586,100	No	No		
MA MAHON JAMES	31823-524		9/15/2000		437,000	No	No		
	13063-452		9/24/1976		40,000	No	No		N

USER DEFINED

Prior Id # 1:	42046
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2017	673	Solar Pa	7,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	Meas/Inspect	BS	Barbara S
1/10/2009	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
7/21/2007	MLS	HC	Helen Chinal
12/12/2000	MLS	MM	Mary M
10/5/1999	Mailer Sent		
10/5/1999	Measured	267	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5760		Sq. Ft.	Site		0	70.	1.03	12									414,961						415,000	

Total AC/HA: 0.13223 | Total SF/SM: 5760 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 414,961 | Spl Credit | Total: 415,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	78000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409855
Depreciation:	44264
Depreciated Total:	365591

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

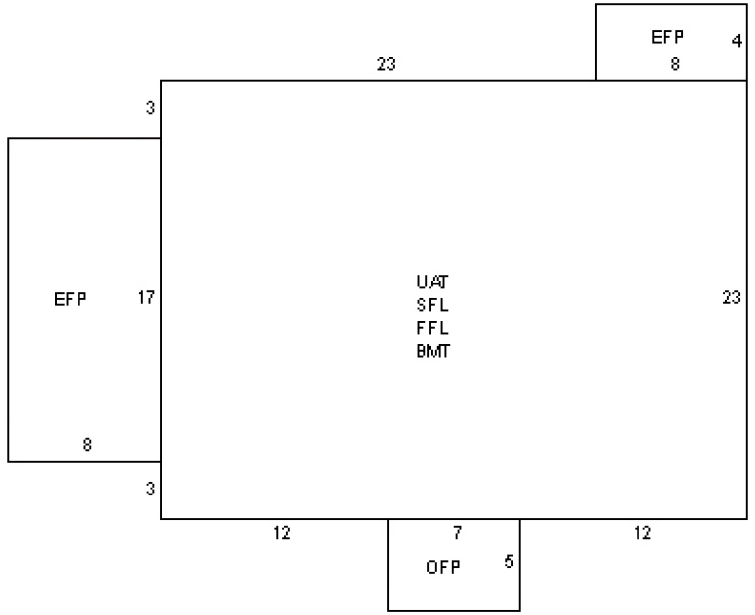
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	183.75
Special Features:	0	Val/Su Net:	145.08
Final Total:	365600	Val/Su SzAd	256.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	713	50.110	35,731
FFL	First Floor	713	167.050	119,104
SFL	Second Floor	713	167.050	119,104
UAT	Upper Attic	178	66.820	11,910
EFP	Enclos Porch	168	42.990	7,223
OFP	Open Porch	35	43.560	1,524

Net Sketched Area:	2,520			Total:	294,596
Size Ad	1426	Gross Are	3055	FinArea	1426

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

066.0-0001-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	G	GD	1928	34.53	T	30	101			4,800			4,800

More:	N	Total Yard Items:	4,800	Total Special Featues:		Total:	4,800